



Connells

Southey Close
Enderby Leicester

Southey Close Enderby Leicester LE19 4QZ

for sale
£280,000



Property Description

Enderby is a small village to the South West of Leicester. The village's name means 'farm/settlement of Eindriithi'. The course of the Fosse Way Roman road passes through the parish. Near St John's is the deserted village of Aldeby by the River Soar. The nearest local schools are The Pasture Primary school and Brockington College. It is within easy reach of Fosse Shopping Park, Grove Park and the M1/M69 motorway network. The village centre has a newsagents, petrol station, florists, beauty salon, delicatessen, library, cafe, bookmakers, and hand car wash. There is a leisure centre with swimming pool, gym, squash courts and sports hall for badminton and 5-a-side football. There is also a nine-hole pay-and-play golf course. The head office of clothing retailer Next is located in Enderby.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

This semi-detached property is located in the popular area of Enderby. Benefiting from three bedrooms, kitchen/dining room and conservatory - it would make an ideal family home. Call now to view.

Porch

With a door to the front, windows to the front and sides and doors through to the hallway.

Entrance Hall

With a door from the porch, stairs rising to the first floor and central heating radiator.

Lounge

There is a double glazed window to the front of the property and a gas fireplace.

Kitchen/Dining Room

Fitted with matching wall and base units, work surfaces housing the Belfast style sink drainer, integrated oven and hob with cooker hood over, integrated dish washer, integrated fridge freezer, spot lights to the ceiling, double glazed window to the side of the property and double glazed patio doors leading through to the conservatory.

Conservatory

With a central heating radiator, plumbing for a washing machine, door to the side, double glazed windows to the rear and double glazed French doors leading out to the rear garden.

First Floor Landing

With stairs rising from the hallway, loft access and a double glazed window to the side of the property.

Bedroom One

With a double glazed window to the front of the property and central heating radiator.

Bedroom Two

With a double glazed window to the rear of the property and central heating radiator.

Bedroom Three

With a double glazed window to the front of the property and central heating radiator.

Family Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a driveway providing off road parking.

The rear garden has a lawn, borders with mature plants, path to the rear and timber fencing.

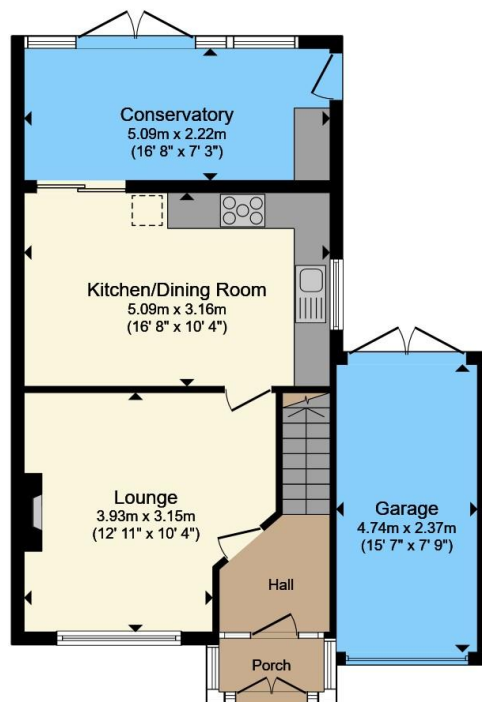
Garage/Carport

With an electric roller door, power and lighting and double doors at the rear.

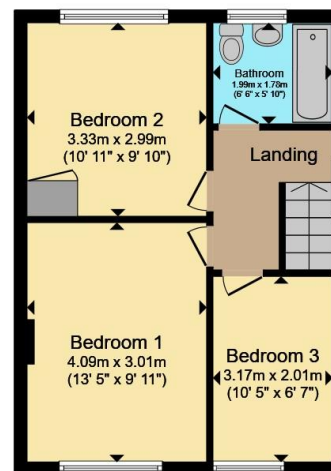








Ground Floor



First Floor

Total floor area 101.6 m² (1,094 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309896

directions to this property:

Proceed out of Blaby along Enderby Road. At the roundabout go straight over and at the Foxhunter roundabout go straight over again. Proceed along this road and turn left onto Corporation Street. Continue along and it becomes King Street, at the end of the road turn left on to Shortridge Lane then West Street. Turn right onto Kipling Drive and then left onto Masfield Avenue and then right onto Southey Close where the property is located.

EPC Rating: D Council Tax
Band: B

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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